



GROUND FLOOR
APPROX. FLOOR AREA
544 SQ.FT.
(50.58 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
397 SQ.FT.
(36.88 SQ.M.)

SECOND FLOOR
APPROX. FLOOR AREA
286 SQ.FT.
(26.60 SQ.M.)

TOTAL APPROX. FLOOR AREA 1228 SQ.FT. (114.06 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Beacon Avenue
Kings Hill ME19 4FX
Offers Over £425,000

Tenure: Freehold

Council tax band: E



A well presented 3 bedroom EOT house in a great location close to woodland walks, play parks, the Sports Park and Discovery School.

Internally the accommodation is arranged over three floors which means you get great size bedrooms! it comprises of entrance hall, cloakroom, lounge/dining room with doors to the garden and modern kitchen with breakfast bar. To the first floor are two double bedrooms (bed 2 with built in wardrobes) and a family bathroom. To the second floor there is a landing area with storage cupboard, a large main bedroom with ensuite and built in wardrobes.

Externally there is a low maintenance, paved rear garden with ample space for seating areas, bbq and currently features a hot tub too! To the side of the property is a single garage (with power and light) and parking in front of your garage.

- End of Terrace
- Garage & Driveway
- Short Distance from Discovery School, the Sport Park & Woodland Walks
- 3 Double Bedrooms
- Bathroom, Ensuite & Cloakroom
- Kitchen
- Living/Dining Room
- Low Maintenance Paved Garden



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs (92-101) A | | Very environmentally friendly - lower CO ₂ emissions (92 plus) A | |
| (81-91) B | | (81-91) B | |
| (69-80) C | | (69-80) C | |
| (55-68) D | | (55-68) D | |
| (39-54) E | | (39-54) E | |
| (21-38) F | | (21-38) F | |
| (1-20) G | | (1-20) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |



LOCAL INFORMATION FOR KINGS HILL

Kings Hill is a modern, "American-style concept village" situated in the heart of Kent that entwines quality of life, convenience and charm to create one of the most desirable places to live and bring up a family in England. Nestled amongst attractive, landscaped gardens and protected woodland areas the Management team at Kings Hill provides landscaping and maintenance for the local residents, which means that the area is safe, clean and consistently maintained to a high standard. Kings Hill offers excellent commuting facilities with easy access to the M20, a regular bus service to the nearby towns of Tonbridge, Maidstone and West Malling, as well as a direct bus service to West Malling station, where trains run to London Victoria, Charing Cross and Ashford International. The station is less than 1 mile away. Kings Hill has its own toddlers group, a pre-school nursery, 3 highly coveted primary schools and various clubs. The range of sports and leisure facilities are excellent. It includes shops, eateries, 18-hole PGA championship golf course, David Lloyd health club, sports park, community centre, numerous play parks and much more. Two miles away is the beautiful town of West Malling and all within ten miles are Royal Tunbridge Wells, Maidstone, Tonbridge and Paddock Wood. Staying closer to home Kings Hill offers Liberty Square - the hub of the village, where there is Asda, Aldi and Waitrose supermarkets, eateries and further amenities (such as hairdressers, pharmacy, doctors, dentist and much more) can be found.



ADDITIONAL INFORMATION

Freehold
Kings Hill Management Charge for 2024 - £432pa
Boiler regularly serviced
Council Tax Band E
EPC Rating C

DISCLAIMER

All dimensions are approximate and any floor plans are for guidance purposes only. Reference to appliances and/or services does not imply that they are necessarily in working order. Whilst we endeavor to make our sales particulars as accurate as possible, all interested parties must verify their accuracy themselves.

